

Excerpts
Planning Commission Minutes
November 14, 2001

Application No. ZM-63-01, York County Planning Commission: Request to amend the York County Zoning Map by reclassifying portions of two parcels located on Wolftrap Road (Route 630) approximately 230 feet north of its intersection with Barcroft Drive (Route 1271).

Mr. Tim Cross summarized the staff memorandum dated October 24, 2001, in which approval was recommended through the adoption of proposed Resolution PC02-37.

Chair Semmes opened the public hearing.

Mr. Byron A. Evans, 3500 Preamble Lane, spoke for his mother, who resides at 1215 Wolftrap Road and supports its rezoning.

Mr. Jay Horton, 108 Barcroft Drive, has lived directly behind the properties since 1996 and assumed the wooded property was owned by Dominion Virginia Power. Now he is concerned about noise and lights during nighttime events and about stormwater drainage from Chisman Creek in the absence a wooded barrier. He said the present monitoring of potash in the woods could be compromised, as well.

Mr. J. W. Collier, 200 Barcroft Drive, was concerned about wetlands runoff from Chisman Creek.

The Chair closed the public hearing.

Mr. Semmes commented that because the properties in question are not subdivided it would not be the practice of the County to rezone one portion of a single piece of property. He commented that the property owned by the Evans family should be rezoned for residential use and the other is appropriately Resource Conservation.

Mr. Beil moved adoption of Resolution PC01-37, for a recommendation to approve. It passed 5:0 (Mr. Simasek absent) during roll call vote.

PC01-37

On motion of Mr. Beil, which carried 5:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO RECLASSIFY FROM RC (RESOURCE CONSERVATION) TO RR (RURAL RESIDENTIAL) THE REAR PORTION OF A PARCEL LOCATED AT 1216 WOLFTRAP ROAD AND FROM RR TO RC THE FRONT PORTION OF A PARCEL LOCATED AT 1302 WOLFTRAP ROAD

WHEREAS the York County Planning Commission at its October 10 meeting sponsored Application No. ZM-63-01, which seeks to amend the York County Zoning Map by reclassifying from

RC (Resource Conservation) to RR (Rural Residential) the rear portion of a 2.47-acre parcel of land located at 1216 Wolftap Road, further identified as Assessor's Parcel No. 24-244, and from RR to RC the front portion of a 2.95-acre parcel of land located at 1302 Wolftap Road, further identified as Assessor's Parcel No. 24-246; and

WHEREAS said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of November, 2001, that Application No. ZM-63-01 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from RC (Resource Conservation) to RR (Rural Residential) the rear portion of a 2.47-acre parcel of land located at 1216 Wolftap Road, further identified as Assessor's Parcel No. 24-244, and from RR to RC the front portion of a 2.95-acre parcel of land located at 1302 Wolftap Road, further identified as Assessor's Parcel No. 24-246.

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